

Frequently Asked Questions (FAQ)

Request for Proposals (RFP) for 2600 Minnehaha Avenue Revised Deadline: March 20, 2014, 4:00 pm

- 1. What is the City's policy basis for the development goals of this RFP, which require that the principal land use for new development proposals is light industrial development that is similar to the surrounding developments?**

This site is located within the Seward/Hiawatha Industrial Employment District boundary which was established as part of the adoption of the *Industrial Land Use and Employment Policy Plan* in 2006. With the adoption of the plan, seven industrial employment districts were established in the City of Minneapolis to protect prime industrial space, provide an opportunity for the City to support targeted industries and business clusters, and to redevelop underutilized sites for economic development purposes. The designated Industrial Employment Districts preserve properties for the retention, expansion, and attraction of existing and new industrial firms in areas of the city with good transportation access, minimal conflict with nearby land uses, and proximity to recent market investment. The property is currently zoned I1, which is the light industrial zoning district.

- 2. Will the City of Minneapolis consider proposals for industrial development that are not build-to-suit; and do not include formal commitments from industrial businesses as either owner-users or tenants?**

Yes. Developers with the experience, capacity and financing to construct light industrial investment properties that meet the development program requirements of this RFP may submit proposals for consideration. As stated in the RFP, all proposals must document evidence of demand for the space that could include a market study, letters of intent from tenants, an assessment of area demographics or economics, and/or other information documenting market demand for the proposed space if the proposal is for tenanted rather than owner-occupied space. Each proposal will be evaluated based upon the criteria indicated in the RFP. Proposers are asked to indicate the number of jobs that are estimated to be created as a result of the proposed industrial development. Warehouse facilities may not be evaluated as favorably as a manufacturing or other more active use of the property. City-owned development properties are not sold for land speculation. Closings for City Council approved sales of City-owned development properties do not occur until the proposed development is fully committed and all public and private approvals and commitments are in place to commence construction.

3. Will the City consider mixed-use proposals for this property that include significant industrial space and that also include retail uses?

Yes. The City will consider proposals that meet the redevelopment goals outlined in the RFP. Retail may be included in the development program as long as industrial employment is the primary use of the property. Please note that industrial zoning districts do not allow a full array of retail uses. Retail allowed in industrial districts is limited to uses that are intended to serve nearby employees or that are accessory to the on-site industrial production. Please consult the zoning code for detail. An extract from the zoning code that includes the zoning code text for industrial districts is being provided as an exhibit to the RFP.

4. Will the City consider a development proposal for this property that is for non-industrial development such as retail or community facilities?

Such proposals are unlikely to fulfill the redevelopment goals outlined in the request for proposals. Retail and community facilities are best suited for sites located in mixed-use areas such as Commercial Corridors and Activity Centers, such as nearby Lake Street, Franklin Avenue, or the Hiawatha LRT Station areas.

5. Is the City of Minneapolis open to multi-family housing at the 2600 Minnehaha site?

No. There is no land use policy basis for considering housing proposals for this site. Housing is a prohibited use in Industrial Zoning Districts. While housing growth is a top priority for the City, 2600 Minnehaha Avenue is located in a designated Industrial Employment District in the City's comprehensive plan, *The Minneapolis Plan for Sustainable Growth*.

6. You have provided an illustrative site plan for the property with the RFP. Are there any other sample site plans available?

Yes. Site plans for a proposed wholesale bakery on the property were considered by the Minneapolis Planning Commission at their meeting on October 26, 2009. The complete staff report is available on the City of Minneapolis website for the Planning Commission at:

http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert_270700.pdf

A PDF of the site plan and architectural exhibits submitted with that report are included as an exhibit to the 2600 RFP website posting. This development proposal for the property was later withdrawn.

7. Will you post the names and contact information for the development firms that participated in the pre-proposal meeting for 2600 Minnehaha Avenue? I am working with a business and potential tenant that might be a good fit to occupy part of the space in a building at that location.

An attendance list for the RFP pre-proposal conference held on February 4, 2014 has been added as an exhibit to the webpage for this RFP.

8. Is a better copy of the property survey available?

Yes. A new PDF of the property survey is provided as an Exhibit on the RFP webpage. It should be noted that the survey was completed prior to the contamination clean-up, which included the excavation and removal of soils and the placement of new fill. Therefore, topography of the relatively flat site has been slightly modified since the original survey. The survey PDF includes information on property boundary, easements, sidewalk and curb locations, utilities, and structures and site improvements to adjacent properties.

9. Are additional Environmental Reports available on this property?

The Interim Response Action Plan / Construction Contingency Implementation Report, dated February 18, 2013, is posted to the webpage for this RFP. That report includes descriptions of four previous environmental reports and also documents the scope and limits of clean-up completed on the property. PDF copies of the four additional reports are available for this property upon request. These reports are the Test Pit Evaluation, dated January 9, 2006; the Phase 1 Environmental Site Assessment, dated January 18, 2006; the Additional Environmental Assessment, dated August 24, 2009; and the Response Action Plan and Construction Contingency Plan, dated September 15, 2009. All environmental investigation and clean-up reports were prepared by Braun Intertec.

10. What information is available regarding geotechnical conditions on the property?

Some historic logs of soil borings are available upon request. Some additional information can also be obtained from the available environmental reports that are either posted to the webpage for this RFP or available upon request. During the environmental remediation of the property, impacted soils and fill soils were removed from a large portion of the property, at depths ranging from 3 to 12 feet, and replaced with imported pit-run granular fill (for additional details see the Interim Response Action Plan / Construction Contingency Implementation Report, dated February 18, 2013). Limited compaction tests were made in the central portion of the parcel which was identified as the likely location of the

future building. Final grading included 4-inches of seeded topsoil which will need to be removed from future building and pavement areas.

11. Will the City of Minneapolis consider proposals for the leasing and interim use of the property, including temporary modular buildings?

No. The 2600 Minnehaha RFP is for the sale and light industrial redevelopment of this property.

12. Who should development teams talk to about technical issues and regulatory requirements related to site planning, stormwater management, and property development as we prepare our proposals?

Specific City technical staff have been identified in the Minneapolis Public Works and the Department of Community Planning and Economic Development to respond to technical questions such as zoning, environmental, public utilities, traffic, and stormwater management. Contact information will be made available to development team members by contacting the RFP coordinator:

Mark Garner, Senior Project Coordinator
Mark.Garner@minneapolismn.gov